



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4324 CENTRE A Street, Calgary T2E 3B1**

MLS® #: **A2180625**      Area: **Highland Park**      Listing Date: **11/22/24**      List Price: **\$400,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1957**  
 Lot Information  
 Lot Sz Ar: **4,165 sqft**  
 Lot Shape:

DOM

**61**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane, Back Yard, Front Yard, Landscaped**  
 Park Feat: **None**  
 Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance, Private Yard**

Construction: **Stucco**  
 Flooring: **Carpet, Hardwood, Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

| Room                     | Level | Dimensions    | Room              | Level | Dimensions     |
|--------------------------|-------|---------------|-------------------|-------|----------------|
| Kitchen With Eating Area | Main  | 15`0" x 9`6"  | Bedroom           | Main  | 10`11" x 8`11" |
| 4pc Bathroom             | Main  |               | Bedroom - Primary | Main  | 11`8" x 10`10" |
| Living Room              | Main  | 18`5" x 13`1" | Bedroom           | Lower | 13`5" x 10`9"  |
| 4pc Bathroom             | Lower |               |                   |       |                |

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8811165**

Zoning: **R-CG**

Remarks

Pub Rmks: **Discover the potential of this massive 75' x 130' lot located on a quiet street in the vibrant and evolving community of Highland Park. Zoned RC-G, this property offers unparalleled flexibility for future builds, making it a dream for developers and investors alike. Currently home to a side-by-side duplex, each unit features both upper and lower living spaces, providing options for rental income or a holding property with a bit of TLC. The east-facing orientation offers the possibility of stunning views with a future two-storey build, adding to the property's long-term appeal. This prime location puts you in one of Northwest Calgary's most exciting neighborhoods, surrounded by amenities, parks, and easy access to downtown. Please note: Units 4324 and 4326 must be sold together. Don't miss your chance to secure this exceptional opportunity and be part of Highland Park's growth story!**

Inclusions: **N/A**

Property Listed By: **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

